

142.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

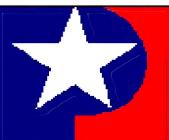
947,800 / 947,800

USE VALUE:

947,800 / 947,800

ASSESSED:

947,800 / 947,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87-89		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: REYNOLDS BRADLEY S ETAL/TRS

Owner 2: 87-89 NEWPORT REALTY TRUST

Owner 3:

Street 1: 38 WACHUSETT DR

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: DONNELLAN GERARD J --ETAL -

Owner 2: DONNELLAN S B WIZNITZER E -

Street 1: 38 WACHUSETT DRIVE

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02421

NARRATIVE DESCRIPTION

This parcel contains 6,144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2851 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 32 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6144		Sq. Ft.	Site		0	80.	0.98	9									483,454						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6144.000		459,900		4,400		483,500		947,800							
Total Card							0.141		459,900		4,400		483,500		947,800		Entered Lot Size					
Total Parcel							0.141		459,900		4,400		483,500		947,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										
142.0-0002-0011.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,000	4400	6,144.	483,500	947,900	947,900	Year End Roll	12/18/2019
2019	104	FV	354,000	4400	6,144.	453,200	811,600	811,600	Year End Roll	1/3/2019
2018	104	FV	354,000	4400	6,144.	374,700	733,100	733,100	Year End Roll	12/20/2017
2017	104	FV	331,200	4400	6,144.	344,500	680,100	680,100	Year End Roll	1/3/2017
2016	104	FV	331,200	4400	6,144.	314,200	649,800	649,800	Year End	1/4/2016
2015	104	FV	293,600	4400	6,144.	308,200	606,200	606,200	Year End Roll	12/11/2014
2014	104	FV	293,600	4400	6,144.	286,400	584,400	584,400	Year End Roll	12/16/2013
2013	104	FV	306,000	4400	6,144.	272,500	582,900	582,900		12/13/2012

SALES INFORMATION

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes	
DONNELLAN GERAR		69002-556			3/13/2017	Convenience				No	No			
		19708-26			3/1/1989			255,000		No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2008	1376	Re-Roof	7,000					
5/3/1999	242	Alterati	17,500				ENCLOSE PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
1/28/2009	Measured	336	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/15/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

